

DOUGLAS COUNTY, NV

2022-984278

RPTT:\$87.75 Rec:\$40.00

\$127.75 Pgs=3

04/28/2022 08:24 AM

WHITE ROCK GROUP, LLC

KAREN ELLISON, RECORDER

Contract No.: 000571003235  
Number of Points Purchased: 154,000  
Annual Ownership  
APN Parcel No.: 1318-15-817-001 PTN  
Mail Tax Bills To: Wyndham Vacation Resorts, Inc.  
6277 Sea Harbor Drive, Orlando, FL 32821  
Recording requested by: Lawyers Title of Nevada, Inc.  
After recording, mail to:  
Wyndham Vacation Resorts, Inc., Title Services  
6277 Sea Harbor Drive, Orlando, FL 32821

**GRANT, BARGAIN, SALE DEED**  
**Fairfield Tahoe at South Shore**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **JAMES SHEPARD** and **JOELLYN KOTO HAMAGUCHI**, whose address is PO BOX 12457, ZEPHYR COVE, NV 89448, hereinafter referred to as the "Grantor(s)" do hereby grant, bargain, sell and convey unto **Wyndham Vacation Resorts, Inc.**, a Delaware corporation, whose principal offices are at 6277 Sea Harbor Drive, Orlando, FL 32821, hereinafter referred to as the "Grantee", the following described real property situated in Douglas County, Nevada, to wit:

A 154,000/138,156,000 undivided fee simple interest as tenants in common in **Units 7101, 7102, 7103, 7201, 7202, 7203, 7301, 7302 and 7303** in **South Shore Condominium** ("Property"), located at 180 Elks Point Road in Zephyr Cove, Nevada 89449, according to the Final Map #01-026 and Condominium Plat of South Shore filed of record in Book 1202, Page 2181 as Document Number 559872 in Douglas County, Nevada, and subject to all provisions thereof and those contained in that certain Declaration of Condominium - South Shore ("Timeshare Declaration") dated October 21, 2002 and recorded December 5, 2002 in Book 1202, Page 2182 as Instrument Number 559873, and also subject to all the provisions contained in that certain Declaration of Restrictions for Fairfield Tahoe at South Shore and recorded October 28, 2004 in Book 1004, Page 13107 as Instrument Number 628022, Official Records of Douglas County, Nevada, which subjected the Property to a timeshare plan called Fairfield Tahoe at South Shore ("Timeshare Plan").

The property is a/an Annual Ownership Interest as described in the Declaration of Restrictions for Fairfield Tahoe at South Shore and such ownership interest has been allocated 154,000 Points as defined in the Declaration of Restrictions for Fairfield Tahoe at South Shore, which points may be used by the Grantee in Each Resort Year(s).

Being part of or the same property conveyed to the Grantor(s) by Deed from Grantee recorded in the official land records for the aforementioned property on 11/22/2010, as Instrument No. 774258 and being further identified in Grantee's records as the property purchased under Contract Number 000571003235

To have and to hold all and singular, the premises described in this Deed, together with appurtenances, to the Grantee and to the Grantee's proper use and benefit forever. Authority is hereby given from each Grantor to Grantee or a designee of Grantee to execute any and all instruments necessary to effect the recordation of this Deed, including, by way of illustration, declaration of property value, affidavit of consideration, seller's tax declaration and correction of clerical errors.

SUBJECT TO: 1. Any and all rights of way, reservations, restrictions, easements, mineral exceptions and reservations, and conditions of record; 2. The covenants, conditions, restrictions, easements, reservations and liens set forth in the Declaration of Restrictions for Fairfield Tahoe at South Shore, and any supplements and

amendments thereto; 3. All matters set forth on the above-referenced plat of record, and any supplements and amendments thereto.

Title to the Property is herein transferred with all tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

DATED this 7th day of September, 2021.

James Shepard  
Grantor: JAMES SHEPARD

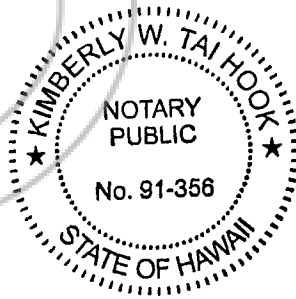
ACKNOWLEDGEMENT

STATE OF Hawaii )  
 ) ss.  
COUNTY OF Kauai )

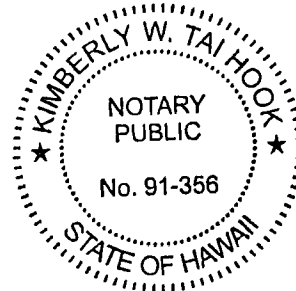
On this the 7th day of Sept, 2021 before me, the undersigned, a Notary Public, within and for the County of Kauai, State of Hawaii, commissioned qualified, and acting to me appeared in person JAMES SHEPARD, to me personally well known as the person(s) whose name(s) appear upon the within and foregoing deed of conveyance as the grantor and stated that they had executed the same for the consideration and purposes therein mentioned and set forth, and I do hereby so certify.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal as such Notary Public at the County and State aforesaid on this 7th day of Sept, 2021.

Signature: [Handwritten Signature]  
Print Name: Kimberly W. Tai Hook  
Notary Public (State of Hawaii)  
My Commission Expires: 08.03.2024



Doc. Date: 9/7/2021 #Pages: 3  
Notary Name: KIMBERLY W. TAI HOOK Circuit  
Doc. Description: Grant, Bargain  
[Handwritten Signature] 9/7/2021  
Notary Signature Date  
NOTARY CERTIFICATION



Joellyn Koto Hamaguchi  
Grantor: JOELLYN KOTO HAMAGUCHI

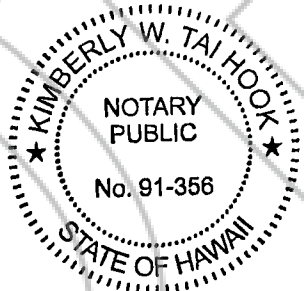
ACKNOWLEDGEMENT

STATE OF Hawaii )  
 ) ss.  
COUNTY OF Kauai )

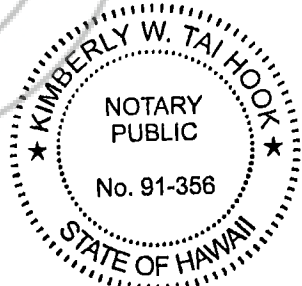
On this the 7th day of Sept, 2021, before me, the undersigned, a Notary Public, within and for the County of Kauai, State of Hawaii, commissioned qualified, and acting to me appeared in person JOELLYN KOTO HAMAGUCHI, to me personally well known as the person(s) whose name(s) appear upon the within and foregoing deed of conveyance as the grantor and stated that they had executed the same for the consideration and purposes therein mentioned and set forth, and I do hereby so certify.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal as such Notary Public at the County and State aforesaid on this 7th day of Sept, 2021.

Signature: [Signature]  
Print Name: Kimberly W. Tai Hook  
Notary Public  
My Commission Expires: 08.07.2024



Doc. Date: 9/7/2021 #Pages: 3  
Notary Name: KIMBERLY W. TAI HOOK Circuit 5th  
Doc. Description: Grant Deed  
[Signature] 9/7/2021  
Notary Signature Date  
NOTARY CERTIFICATION



# STATE OF NEVADA DECLARATION OF VALUE

**1. Assessor Parcel Number(s):**

- a) 1318-15-817-001 PTN
- b)
- c)
- d)

**2. Type of Property:**

- a)  Vacant Land
- b)  Single Fam. Res.
- c)  Condo/Twnhse
- d)  2-4 Plex
- e)  Apt. Bldg
- f)  Comm'l/Ind'l
- g)  Agricultural
- h)  Mobile Home
- i)  Other - Timeshare

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument#	_____
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

**3. Total Value/Sales Price of Property:**

**\$22,349.00**

Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_

Transfer Tax Value: **\$22,349.00**

Real Property Transfer Tax Due: **\$87.75**

**4. If Exemption Claimed:**

a) Transfer Tax Exemption, per NRS 375.090, Section: \_\_\_\_\_

b) Explain Reason for Exemption: \_\_\_\_\_

**5. Partial Interest: Percentage being transferred: 100%**

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature *[Signature]*

Capacity Agent for Grantor/Seller

Signature *[Signature]*

Capacity Agent for Grantee/Buyer

**SELLER (GRANTOR) INFORMATION**

(REQUIRED)

Print Name: JAMES SHEPARD  
Address: 29680 HORSESHOE DR  
City: COARSEGOLD  
State: CA Zip: 936149185

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)

Print Name: Wyndham Vacation Resorts, Inc.  
Address: 6277 Sea Harbor Drive  
City: Orlando  
State: FL Zip: 32821

**COMPANY/PERSON REQUESTING RECORDING**

(REQUIRED IF NOT THE SELLER OR BUYER)

White Rock Title, LLC  
700 South 21st Street  
Fort Smith, AR 72901

Escrow No.: **000571003235**

Escrow Officer: \_\_\_\_\_

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)